



26 Birchen Grove

London, NW9 8SA

Guide Price £562,500



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Located in this popular cul-de-sac off Blackbird Hill this spacious five-bedroom semi-detached family home presents a blank canvass for a buyer to add their own personal touch and make this home their own.

The property is in need of general refurbishment, decoration and updating.

The property is arranged over 3 floors with two generous reception rooms, a family bathroom and a separate shower room. Drive way offering parking for 2 cars. Large overgrown rear garden.

Local amenities, schools, and parks are within easy reach. Wembley Park Metropolitan & Jubilee line & Neasden Jubilee line train stations are approx 0.6 miles distant.

No Upper Chain.

Entrance Porch

Front Door

Entrance Hall

Lounge

Dining Room

Kitchen

Stairs to first floor

Landing

Bedroom One

Bedroom Two





Bedroom Three

Bathroom

Stairs to Second Floor

Landing

Bedroom Four

Bedroom Five (part restricted ceiling height)

Shower Room

Outside

Own Drive

Rear Garden

Council Tax Rating E



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Approx Gross Internal Area = 119.96 sq m / 1291 sq ft
RHH / Eaves Storage = 7.11 sq m / 77 sq ft
Outbuilding = 12.45 sq m / 134 sq ft
Total = 139.52 sq m / 1502 sq ft

 N

 = Reduced Headroom Below 1.5m / 5'0



Ground Floor

First Floor

Second Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information provided it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Please contact our Harrow on the Hill Office on 020 8422 3333
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	